

DOUGLAS COUNTY, NV **2016-892755**  
RPTT:\$1751.10 Rec:\$15.00  
\$1,766.10 Pgs=2 **12/29/2016 02:15 PM**  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Christy Lyons  
820 Foothill  
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:  
Christy Lyons  
Same as Above

Escrow No. 1603280-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1219-14-002-069  
R.P.T.T. \$1,751.10

SPACE ABOVE FOR RECORDER'S USE ONLY


**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That John W. Dugan and Dena Jensen-Dugan, husband and Wife, as joint tenants with right of survivorship FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Christy Lyons, a married woman as her sole and separate property and Anita M. Anderson, a married woman as her sole and separate property as joint tenants.

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all water and water rights contained in Application 64311 / Certificate 16433 and all and singular the tenements hereditments and appurtenances thereunto belonging or in anywise appertaining.

  
\_\_\_\_\_  
John W. Dugan


  
\_\_\_\_\_  
Dena Jensen-Dugan

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss: 12/27/16

This instrument was acknowledged before me on, \_\_\_\_\_  
by John W. Dugan and Dena Jensen-Dugan

\_\_\_\_\_  
NOTARY PUBLIC

 **CATHERINE P. COLLIER**  
Notary Public - State of Nevada  
Appointment Recorded in Lyon County  
No: 10-2072-12 - Expires April 14, 2018

Escrow No. 1603280-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of the Southwest one-quarter of Section 14, Township 12 North, Range 19 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point on the West boundary line of Section 14, which bears N. 00°28'00" E., 626.98 feet from the Southwest corner thereof;

thence continuing along said line, N. 00°28'00"E., 100.00 feet;

thence N. 57°45'33" E., 230.80 feet;

thence N. 38°39'10" W., 52.00 feet;

thence N. 48°32'25" E., 403.87 feet to a point on the Westerly right-of-way line of Foothill Road;

thence along said right-of-way, S. 38°39'10" E., 145.00 feet;

thence S. 51°03'07" W., 250.00 feet;

thence N. 38°39'10" W., 25.00 feet;

thence S. 51°03'07" W., 445.84 feet to the POINT OF BEGINNING.

Note: Legal description previously contained in Document No. 702787, recorded June 11, 2007 in Book 607, Page 3043, Official Records of Douglas County, State of Nevada.

APN: 1219-14-002-069

**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1219-14-002-069
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$449,000.00  
 Transfer Tax Value \$  
 Real Property Transfer Tax Due: \$449,000.00  
\$1,751.10

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: John W. Dugan + Dena Jensen-Dugan  
 Address: 1305 Muir Drive  
Gardnerville, NV 89460  
 City, State, Zip

Print Name: Christy Lyons + Anita M. Anderson  
 Address: 820 Foothill  
Gardnerville, NV 89460  
 City, State Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1603280-RLT  
 Address: 1483 Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410